Maryland Lease Agreement

This Lease Agreement ("Lease") is entered into on November 15, 2026, by and between Kathleen Smith ("Landlord"), and Kortney Ferrouillat ("Tenant").

Leased Property. The Landlord hereby leases to the Tenant the townhome located at 1148 Carroll St, Baltimore, Maryland 21230 ("Leased Property").

Occupancy by Minors. The Tenant represents and warrants that, in addition to the Tenant's signing this Agreement, the following minor individuals (under the age of 18) will reside at the Leased Property but will not be parties to this Lease: Kaycie, Kimerlyn, Karleigh, and Hunter. The Tenant shall provide the name and age of each minor occupant. The Tenant acknowledges and agrees that such minor occupants are permitted to reside at the Leased Property solely as occupants under the Tenant's supervision and that the Tenant remains fully responsible for their conduct and compliance with all terms and conditions of this Lease.

Term. This Lease shall be for a fixed term, starting on November 18, 2026 ("Start Date") and ending on April 30, 2027 ("Termination Date"). The Tenant will be entitled to possession of the Leased Property beginning on the Start Date and shall maintain possession of the Leased Property until the Termination Date unless terminated through approved methods outlined in this Lease or under Maryland law.

In the event that the Tenant fails to serve a written notice on the Landlord in person or by registered mail at least 30 days before the Termination Date stating their intention not to renew the term of this Lease by executing a new lease pursuant to the option herein granted, this Lease shall, at the Landlord's option, be deemed renewed and converted into a month-to-month lease on the same terms, covenants, and conditions herein contained.

Rent. The Tenant agrees to pay to the Landlord as rent for the use and occupancy of the Leased Property the sum of $3,000.00 due on the first day of each month ("Rent"). The first month's Rent, ranging from November 18, 2026 to November 30, 2026, will be prorated at a rate of $1,300.00.

The Rent shall be paid by the following method(s):

- Electronic Payment Methods
- Personal Check
- Cashier's Check

The following electronic payment methods will be accepted:

- Zelle

The Rent shall be payable to the Landlord, located at 182 Acton Rd, Annapolis, Maryland 21403. The Landlord can be reached by phone at 3014612344 or by email at kilkellysmith@yahoo.com.

If any payment is returned for non-sufficient funds or because the Tenant stops payments, then, after that, the Landlord may, in writing, require the Tenant to pay future Rent payments by cash, cashier's check, or money order.

Non-Sufficient Funds. The Tenant shall be charged $35.00 as reimbursement of the expenses incurred by the Landlord for each check that is returned to the Landlord for lack of sufficient funds. In addition, a check returned due to insufficient funds will be subject to any and all Late Payment Provisions included in this Lease. All charges will be immediately due from the Tenant, and failure to make immediate payment will constitute a default under the terms of this Lease.

The Landlord reserves the right to demand future Rent payments by cash, cashier's check, or money order in the event a check is returned for insufficient funds. Nothing in this Paragraph limits other remedies available to the Landlord as a payee of a dishonored check. The Landlord and the Tenant agree that 3 returned checks in any 12-month period constitute frequent return of checks due to insufficient funds and may be considered a just cause for eviction.

Security Deposit. At the time of the signing of this Lease, the Tenant shall pay to the Landlord, in trust, a security deposit of $600.00 to be held and disbursed for the Tenant's damages to the Leased Property or other defaults under this Lease (if any) as provided by law.

In accordance with the Annotated Code of Maryland, Real Property Article, the Tenant's security deposit will be deposited and maintained in an escrow account in a federally insured financial institution that does business in the State of Maryland, which will be exclusively used for maintaining security deposits, within thirty (30) days of receipt. At the Landlord's election, the security deposit may be held in insured certificates of deposit at branches of a federally insured financial institution within the State of Maryland or in securities issued by the Federal government or the State of Maryland. The Landlord must provide the Tenant, within forty-five (45) days after the termination of the tenancy by first class mail directed to the last known address of the Tenant, an itemized list of any damages to the Leased Property together with a statement of costs actually incurred. Within forty-five (45) days after the termination of the tenancy, the Landlord must return the security deposit to the Tenant together with simple interest as required by Section 8-203(e)(1) of the Real Property Article of the Maryland Annotated Code per annum, less any damages rightfully withheld. Interest will accrue at six (6) month intervals from the day the Tenant deposits said security with the Landlord, provided said security deposit is $50.00 or more. The foregoing provisions do not apply to any Tenant who has abandoned the Leased Property or who has been evicted unless such Tenant makes a written demand for the return of the security deposit within forty-five (45) days of eviction, ejection, or abandonment of the Leased Property, and provides the Landlord with a forwarding address.

Late Fee. If the Landlord has not received any Rent payment within 5 days after the due date, the Tenant shall pay a late charge of $10.00 for every day that the Rent is not paid following its due date.

Default. The Tenant will be in default of this Lease if the Tenant fails to comply with any material provisions of this Lease by which the Tenant is bound. Subject to any governing provisions of law to the contrary, if the Tenant fails to cure any financial obligation (or any other obligation) after written notice of such default is provided by the Landlord to the Tenant, the Landlord may elect to cure such default, and the cost of such action will be added to the Tenant's financial obligations under this Lease. All sums of money or charges required to be paid by the Tenant under this Lease will be additional Rent, whether or not such sums or charges are designated as "additional rent." The rights provided by this Paragraph are cumulative in nature and are in addition to any other rights afforded by law.

Utilities. The Landlord shall be responsible for all utilities and services incurred in connection with the Leased Property.

Keys. The Tenant will be given 2 key(s) to the Leased Property. The Tenant will be given 0 mailbox key(s). If the Tenant misplaces a key or does not return all keys following the Termination Date, the Tenant shall be charged $50.00. The Tenant is not permitted to change any lock or place additional locking devices on any door or window of the Leased Property without the Landlord's approval. If allowed, the Tenant must provide the Landlord with keys to any changed locks immediately upon installation.

If the Tenant becomes locked out of the Leased Property, the Tenant will be charged $0.00 to regain entry.

Occupancy of Leased Property. Except as stated otherwise in this Paragraph, only those individuals identified in this Lease as the "Tenant" (including their minor children) may reside in the Leased Property. The individuals identified as the "Tenant" shall sign this Lease. It is explicitly understood that this Lease is between the Landlord and each Tenant signatory individually and jointly. If any one signatory defaults, the remaining signatories are collectively responsible for timely Rent payment and all other terms of this Lease. The Tenant may have up to 2 guests on the Leased Property at any one time. A "guest" shall be considered anyone who is invited by the Tenant to be present at the Leased Property, and who is also not included in the Lease. The Tenant may not have guests on the Leased Property for more than 2 days. No other person shall be permitted to occupy the Leased Property except with the prior written approval of the Landlord.

Tenant Video Surveillance. The Tenant may install personal security cameras or video doorbells within the leased premises at their own expense, provided installation causes no structural damage or permanent alterations. All devices must be positioned strictly to respect others' privacy and must not capture video or audio of neighboring units, common areas, or any location with a reasonable expectation of privacy. The Tenant assumes all liability for

legal compliance regarding surveillance, data recording, and wiretapping laws. Upon lease termination, the Tenant must remove all equipment and restore the property to its original condition at their own expense.

Landlord Video Surveillance. The Tenant agrees that the Landlord may install and operate video surveillance cameras in and around the exterior and common areas of the property, including parking lots, walkways, entryways, and shared recreational spaces, for the purpose of property management, maintenance, and crime deterrence. To protect privacy, the Landlord shall not install cameras inside the Tenant's private dwelling unit or in any area with a reasonable expectation of privacy. The Tenant acknowledges that these cameras are a passive deterrent, do not guarantee personal safety, and do not place a duty on the Landlord to monitor footage in real time. The Tenant, occupants, and guests are strictly prohibited from tampering with, blocking, or damaging any surveillance equipment, and doing so constitutes a material breach of this Lease.

Use of Leased Property. No retail, commercial, or professional use of the Leased Property is allowed unless the Tenant receives prior written consent of the Landlord and such use conforms to applicable zoning laws. In such a case, the Landlord may require the Tenant to obtain liability insurance for the benefit of the Landlord. The Landlord reserves the right to refuse to consent to such use in its sole and absolute discretion.

The Tenant is required to obtain the Landlord's approval in writing before bringing pets onto the Leased Property or allowing pets to reside there.

The Tenant must ensure that no actions or activities in or around the Leased Property obstruct or interfere with the rights of neighboring occupants, causing them harm or annoyance, or utilize the Leased Property for improper, illegal, or objectionable purposes. Additionally, the Tenant must prevent or refrain from creating or allowing any nuisances on the Leased Property, or engaging in any activities that may lead to increased insurance rates, affect fire insurance coverage, or result in the cancellation of any insurance policies for the Leased Property or its contents.

Use of the roof and/or the fire escapes by the Tenant and/or guests is limited to emergency use only. No other use is permitted, including but not limited to, the placement of personal property.

Assigning or Subletting. The Tenant may not do any of the following without the Landlord's prior written consent: (1) assign this Lease; (2) sublet all or any part of the Leased Property; (3) allow any person to use the Leased Property other than those uses specified in the Use of Leased Property Paragraph above. Unless the Tenant has obtained the Landlord's prior written consent to assign or sublease, any unapproved assignment or subletting may be deemed invalid by the Landlord, and the Tenant shall continue to remain responsible for all the terms and conditions of this Lease.

Smoking. The Leased Property, including all indoor spaces, attached garages, balconies, and private patios, shall be strictly smoke-free. "Smoking" or "to smoke" means and includes inhaling, exhaling, burning, vaporizing, heating, aerosolizing, or carrying any lighted, heated, or ignited cigarette, cigar, pipe, hookah, joint, or any other delivery device or equipment. This prohibition explicitly applies to all of the following substances and formats:

- Tobacco and Nicotine: Traditional cigarettes, clove cigarettes, loose tobacco, and cigars.
- Cannabis: Marijuana, hemp, THC, and CBD products, whether medical, recreational, organic, or synthetic.
- Electronic Devices: Electronic cigarettes (e-cigarettes), vapes, vape pens, vaporizers, mods, and any electronic nicotine or non-nicotine delivery systems (ENDS) that emit vapor or aerosol.
- Other Substances: Any other organic, botanical, or synthetic plant matter or chemical compound intended for inhalation.

The Tenant shall ensure that all household members, guests, and invitees comply with this policy. The Tenant will be strictly liable for any and all damages, odor remediation, deep cleaning, or painting costs caused by the Tenant or the Tenant's guests smoking in or around the Leased Property. A violation of this clause constitutes a material breach of the Lease Agreement.

Common Areas. The Tenant shall have the non-exclusive right to use the entrances, lobbies, accessways, hallways, stairways, elevators, sidewalks, driveways, parking areas, landscaped areas, and other areas of the Leased Property that are designated for the non-exclusive common use of the Tenant and their guests ("Common Areas"). The Tenant shall use the Common Areas in accordance with any rules and regulations the Landlord sets forth,

which the Landlord may amend from time to time. The Tenant shall be responsible for paying for the costs to repair any damage to the Common Areas caused by the Tenant and their guests. The Landlord reserves the right to suspend the Tenant's use of the Common Areas in the event that the Tenant defaults on this Lease.

Landlord Access to Property. The Landlord or the Landlord's agents may enter the Leased Property during reasonable hours (E.g., 9:00 a.m. to 5:00 p.m.) during the term of this Agreement and any renewal thereof for the purposes of inspection, making repairs or improvements, supplying agreed services, showing the Property to prospective buyers or tenants, or in case of an emergency. Except in an emergency, the Landlord will provide the Tenant with at least twenty-four (24) hours' written notice of intent to enter. For purposes of this Agreement, an "emergency" includes any condition that poses an immediate threat to life, health, safety, or property. Tenant agrees to cooperate and make the Leased Property reasonably available for these purposes.

No Unauthorized Alterations or Installations. The Tenant shall make no structural modifications, alterations, additions, decorations, or physical improvements to the interior or exterior of the Leased Property without the prior express written consent of the Landlord. This restriction explicitly bans the installation or connection of unapproved major or high-risk portable appliances. To prevent electrical hazards, plumbing backups, and structural moisture damage, the Tenant shall not bring, attach, or operate portable clothes washing machines, standalone or portable clothes dryers, portable dishwashers, or space heaters within the premises. Connecting any appliance via hoses or clamps to pressurized water fixtures (such as sink faucets or valves) is considered an unauthorized plumbing alteration, a material breach of this Agreement, and grounds for immediate removal mandates or lease termination. The Tenant may use standard household countertop kitchen appliances and personal electronic devices, provided they do not overload the property's electrical circuits.

Conditional Consent for Portable Cooling Devices. Except as otherwise required by federal, state, or local law, the limitations in the clause above do not prohibit the safe installation of personal portable cooling devices (such as window-mounted air conditioners or portable floor AC units), provided that the Tenant obtains the express, prior written consent of the Landlord. Only upon receiving written approval, may the Tenant install and operate such cooling devices at their own expense, provided that the installation:

- Is completely temporary, non-permanent, and utilizes hardware that does not puncture, alter, or damage the structural building envelope or window frames.
- Does not block emergency egress, fire escapes, or violate municipal safety codes.
- Operates strictly within the building's electrical capacity and does not repeatedly trip circuit breakers.
- Is properly managed, sealed, and drained by the Tenant to completely prevent condensation leaks, drainage runoff, or moisture damage to the building structure.

If electricity is included in the monthly rent, the Landlord may require the Tenant to pay an additional, mutually agreed-upon monthly utility surcharge or compensation rate if the Tenant's use of the unit(s) causes an excessive increase in utility costs. This surcharge must be executed in writing by both parties as a condition of the Landlord's consent.

Additionally, the Tenant agrees to be solely responsible for any property damage, maintenance issues, mold remediation, or electrical defects directly caused by the installation, misuse, or malfunction of any Tenant-owned appliances or cooling devices. Upon termination of the tenancy, the Tenant must remove all personal devices and restore the premises to its original condition, ordinary wear and tear excepted.

If any portion of this provision is found to conflict with applicable state, county, or municipal tenant protection laws, that specific portion will be modified only to the minimum extent necessary to comply with local requirements, and the remainder of the provision will remain in full force and effect.

Property Maintenance. The Landlord shall have the responsibility to maintain the Leased Property in reasonably good repair at all times and perform all repairs reasonably necessary to satisfy any implied warranty of habitability. Except in an emergency, the Tenant is hereby informed that any property maintenance issues, repair requests, or concerns should be reported to the Landlord at kilkellysmith@yahoo.com or kilkellysmith@yahoo.com. A repair request will be deemed permission for entry into the Leased Property by the Landlord or their agents to perform such maintenance or repairs. The Tenant may not place any unreasonable restrictions upon the Landlord or the Landlord's agents' access or entry. The Landlord shall have the expectation that the Leased Property is in a safe and habitable condition upon entry.

The Tenant acknowledges that the Leased Property from time to time may require renovations or repairs to keep it in good condition and repair, and that such work may result in temporary loss of use of portions of the Leased Property and may inconvenience the Tenant. The Tenant agrees that any such loss shall not constitute a reduction in housing services or otherwise warrant a reduction in Rent. Further, subject to local law, the Tenant agrees, upon request of the Landlord, to temporarily vacate the Leased Property for a reasonable period, to allow for fumigation (or other methods) to control wood destroying pests or organisms, or other repairs to the Leased Property. The Tenant agrees to comply with all instructions and requirements necessary to prepare the Leased Property to accommodate pest control, fumigation, or other work, including bagging or storage of food and medicine, and removal of perishables and valuables. The Tenant shall only be entitled to a credit of Rent equal to the per diem Rent for the period of time the Tenant is required to vacate the Leased Property.

The Tenant further agrees to cooperate in any efforts undertaken by the Landlord to rid the Leased Property of pests of any kind. Failure of the Tenant to cooperate may be deemed an obstruction of the free use of the Leased Property so as to interfere with the comfortable enjoyment of life or the Leased Property, thereby constituting a nuisance.

The Tenant shall properly use, operate, and safeguard the Leased Property, including, if applicable, any landscaping, furniture, furnishings, and appliances, and all mechanical, electrical, gas, and plumbing fixtures, and keep them and the Leased Property clean, sanitary, and well ventilated. The Tenant shall be responsible for checking and maintaining all smoke detectors. The Tenant shall immediately notify the Landlord, in writing, of any problem, malfunction, or damage. The Tenant shall be charged for all repairs or replacements caused by the Tenant, pets, or guests of the Tenant, excluding ordinary wear and tear. The Tenant shall be charged for all damage to the Leased Property as a result of failure to report a problem in a timely manner. The Tenant shall be charged for repair of drain blockages or stoppages, unless caused by defective plumbing parts or tree roots invading sewer lines.

Pets. The Tenant is required to obtain the Landlord's written permission before housing or allowing pets on the Leased Property. Upon approval from the Landlord, a $100.00 deposit will be necessary for each pet to cover any damages caused by the pet to the Leased Property. This deposit is separate from the security deposit specified in this Lease.

Stray pets shall not be kept or fed in or about the Leased Property. They can be dangerous, and the Landlord must be notified immediately of any stray pets in or about the Leased Property.

Notices. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed to the party at the appropriate address set forth below. Such addresses may be changed from time to time by either party by providing notice as set forth below. Notices mailed in accordance with these Provisions shall be deemed received on the third day after posting.

The Landlord:
Kathleen Smith: 3014612344 kilkellysmith@yahoo.com
182 Acton Rd, Annapolis, Maryland 21403

The Tenant:
Kortney Ferrouillat: ferrouillat92@gmail.com ferrouillat92@gmail.com
1148 Carroll St, Baltimore, Maryland 21230

Military Termination Clause. In the event the Tenant is, or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant receives permanent change of station orders to depart from the area where the Leased Property is located; is relieved from active duty, retired or separated from the military; or is ordered into military housing, the Tenant may terminate this Lease upon giving 30 days; written notice to the Landlord. The Tenant shall also provide to the Landlord a copy of the official orders or a letter signed by the Tenant's commanding officer reflecting the change that warrants termination under this clause. The Tenant will pay pro-rated Rent for any days they occupy the dwelling past the first day of the month. The security deposit will be promptly returned to the Tenant, provided there are no damages to the Leased Property.

Governing Law. This Lease shall be construed in accordance with the laws of the State of Maryland.

Severability. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such

provision shall be deemed to be written, construed, and enforced as so limited. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and comply with strict compliance with every provision of this Lease.

Estoppel Certificate. The Tenant shall execute and return a tenant estoppel certificate delivered to the Tenant by the Landlord or the Landlord's agent within 3 days after its receipt. Failure to comply with this requirement shall be deemed the Tenant's acknowledgment that the estoppel certificate is true and correct, and may be relied upon by a lender or purchaser.

Attorney's Fees. If either party to this Lease initiates a legal action or proceeding arising from or relating to this Lease, the party that prevails in such action or proceeding shall be entitled to receive, in addition to any other remedies granted, reasonable attorney's fees, costs, and expenses incurred in the action or proceeding. This Provision also covers the recovery of expert witness fees, if applicable.

Binding on Heirs and Successors. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors, and assigns.

Time of Essence. Time is of the essence with respect to the execution of this Lease.

Full Lease. This Lease contains the entire agreement of the parties, and there are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing if the writing is signed by the party obligated under the amendment.

Asbestos. The Landlord is unaware of any asbestos-containing construction materials or any prior reports assessing their presence. Additionally, the Landlord has no knowledge of any potential carcinogens within the Leased Property.

Lead-Based Paint. The Tenant has received the attached lead-based paint disclosure form, which is designed to satisfy federally required disclosure requirements regarding exposure to lead-based paints in the Leased Property.

THIS LEASE CONTAINS A PROVISION THAT IT WILL BE AUTOMATICALLY RENEWED AND CONVERTED INTO A MONTH-TO-MONTH LEASE IF YOU FAIL TO TIMELY NOTIFY THE LANDLORD THAT YOU DO NOT ELECT TO EXERCISE THE OPTION TO RENEW CONTAINED IN THIS LEASE.

The Landlord:

Kathleen Smith

Kathleen Smith

11/14/2026

Date

The Tenant:

Kortney Ferrouillat

Kortney Ferrouillat

11/18/2026

Date

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Residential Lease
Inspection Checklist

The Tenant has inspected the Leased Property and states that it is in satisfactory condition, free of defects, except as noted below:

	SATISFACTORY	COMMENTS
Bathrooms	_____	_____
Carpeting	_____	_____
Ceilings	_____	_____
Closets	_____	_____
Countertops	_____	_____
Dishwasher	_____	_____
Disposal	_____	_____
Doors	_____	_____
Fireplace	_____	_____
Lights	_____	_____
Locks	_____	_____
Refrigerator	_____	_____
Screens	_____	_____
Stove	_____	_____
Walls	_____	_____
Windows	_____	_____
Window coverings	_____	_____
_____	_____	_____
_____	_____	_____

_____
Date

The Tenant:

_____ Date: _____
Kortney Ferrouillat

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Disclosure of Information on Lead-Based Paint or Lead-Based Hazards

Lead Warning Statement:

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. The Tenant must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure:

The Leased Property was built before 1978, and the Landlord discloses the following to the Tenant in accordance with applicable law:

(a) Presence of lead-based paint and/or lead-based paint hazards (check one):

_____ Known lead-based paint and/or lead-based paint hazards are present in the Leased Property and/or Building (explain, including the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards (including in the Common Areas), and the condition of the painted surfaces):
_____
_____

_____ The Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the Leased Property or Building.

(b) Records and reports available to the Landlord (check one):

_____ The Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Leased Property and/or Building (list documents below):
_____
_____

_____ The Landlord has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the Leased Property and/or Building.

Acknowledgements:

_____ The Tenant has received copies of all information listed above (Tenant initial).

_____ The Tenant has received the pamphlet Protect Your Family from Lead in Your Home, a copy of which is attached hereto and incorporated herein (Tenant initial).

The Landlord and the Tenant acknowledge and agree that the parties have reviewed the information above and each party certifies, to the best of the party's knowledge, that the information provided is true and accurate.

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